

HOUSING NOW

Hamilton and Brantford CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

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New Home Market

Hamilton cma total housing starts practically flat in may

Hamilton Census Metropolitan Area (CMA) total housing starts were practically flat in May 2013 compared to the same month a year ago. In fact,

the trend in Hamilton's total housing starts (based on a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)¹ of total housing starts) has been relatively unchanged since March 2013. Basically, the pace in Hamilton CMA residential construction activity during the past three months has been consistently signalling a stable local housing market.

Table of Contents

- 1 New Home Market
- 3 Maps
- 9 Tables

Figure 1.



¹ Seasonally adjusted annual rates (SAAR) are monthly figures adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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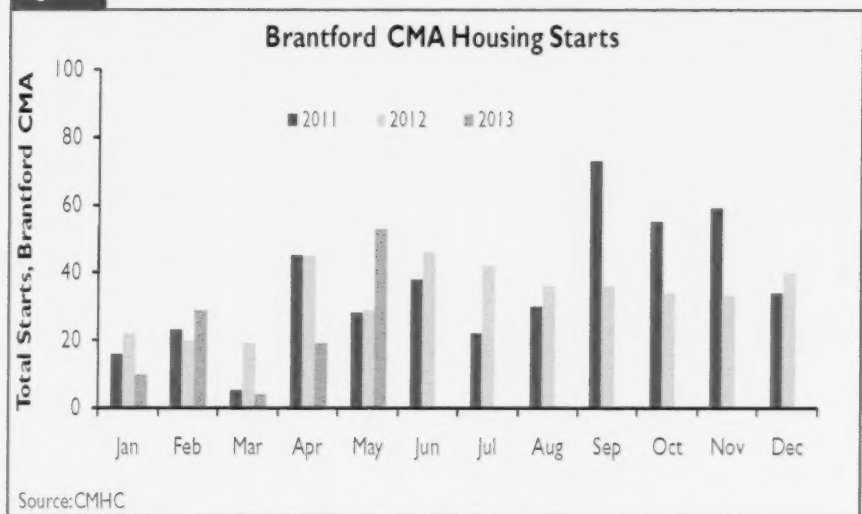
On a submarket basis, total housing starts in the City of Burlington and the Town of Grimsby increased slightly in May 2013. Conversely, total housing starts edged down in the City of Hamilton. This decline was partly due to a weaker performance in single-detached construction.

Row starts were up significantly while no apartment and semi-detached construction occurred in the City of Hamilton. Year-to-date, total housing starts across the Hamilton CMA have reached 1,293 units, down from the 1,567 units tallied in the first five months of 2012.

Brantford CMA total housing starts up in may

Brantford CMA total housing starts were up in May 2013 compared to the same month a year earlier. The strong performance in total housing starts recorded in May reverses a decline during the past two consecutive months. The townhouse segment was completely responsible for the increase in total housing starts. The current trend in Brantford's total

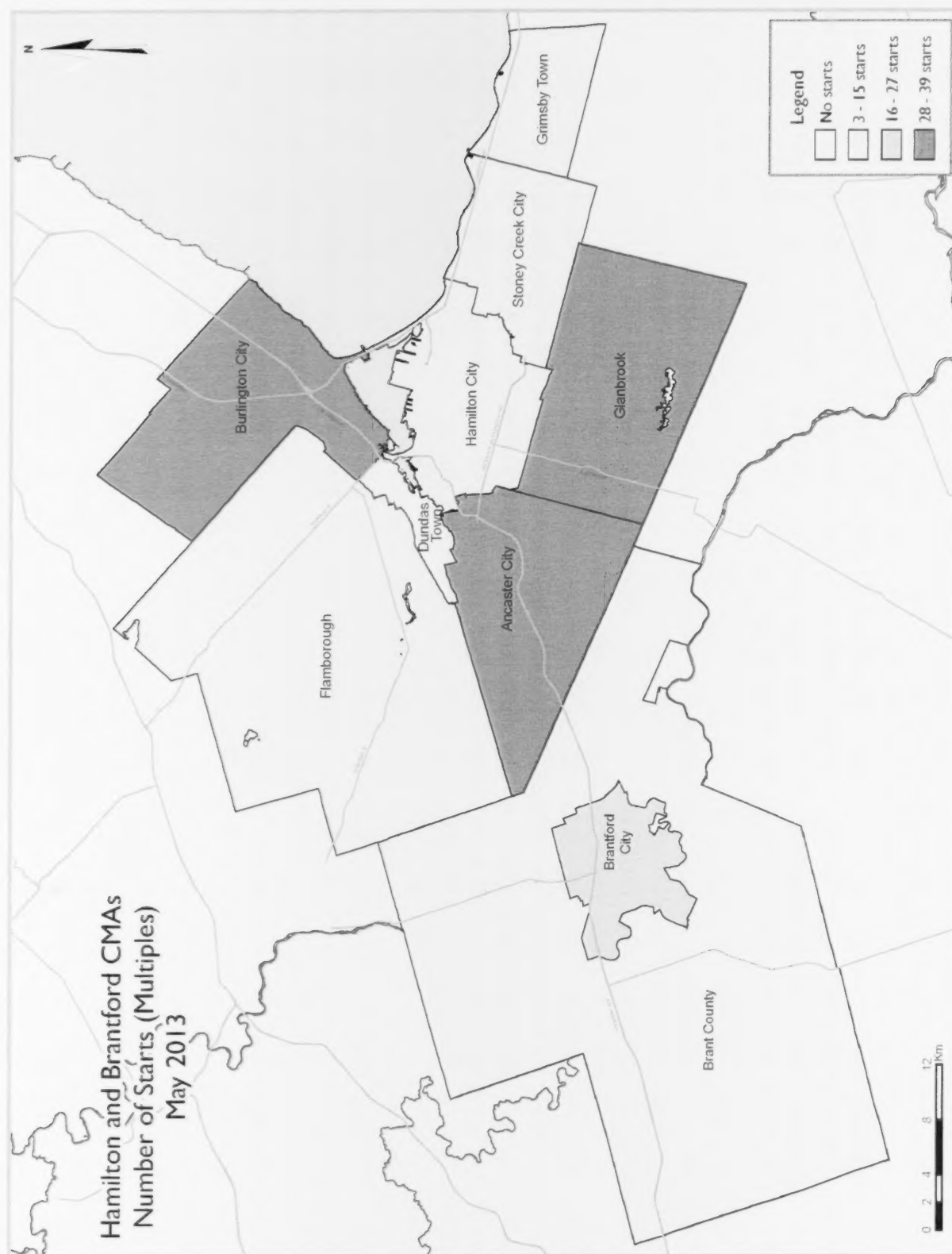
Figure 2

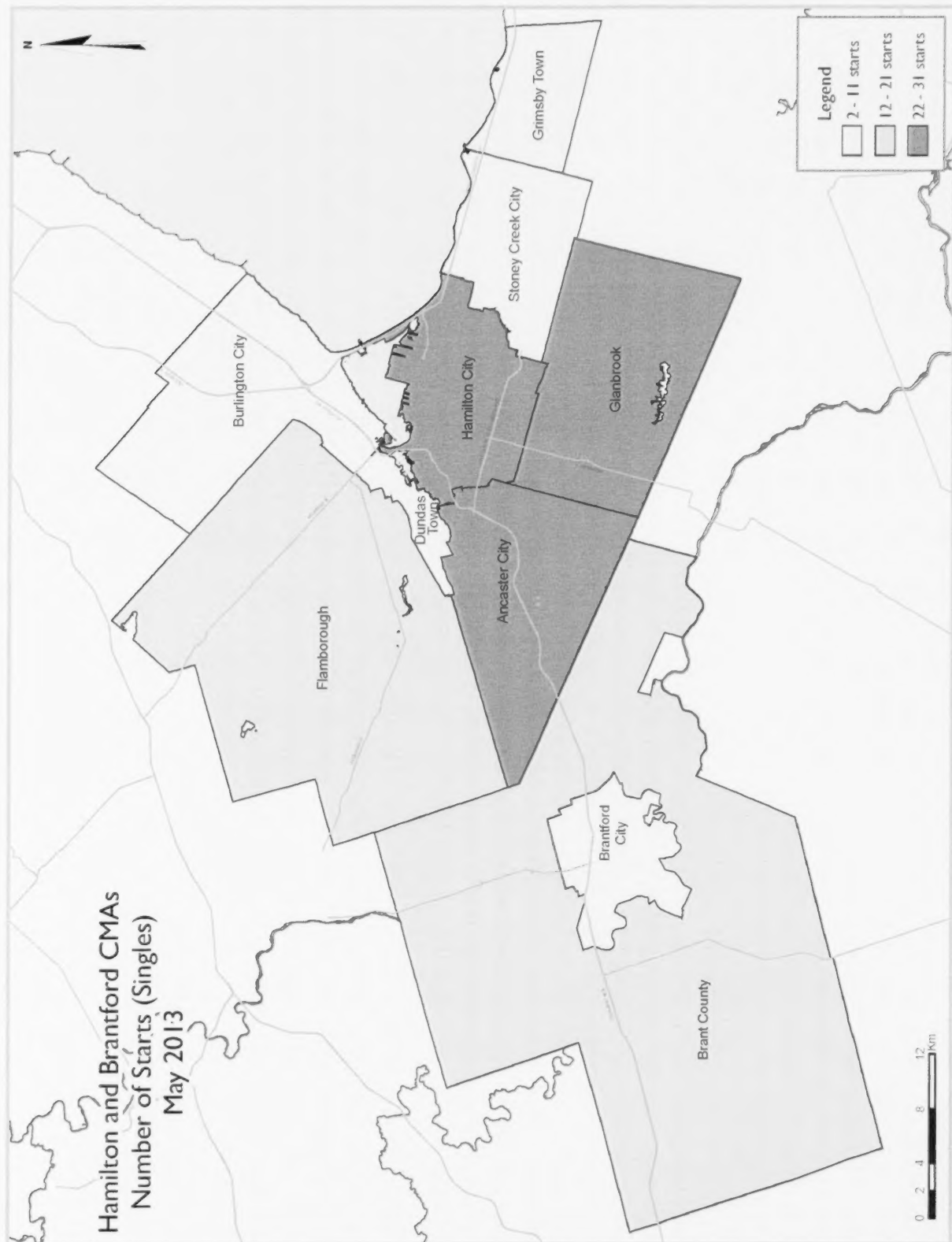


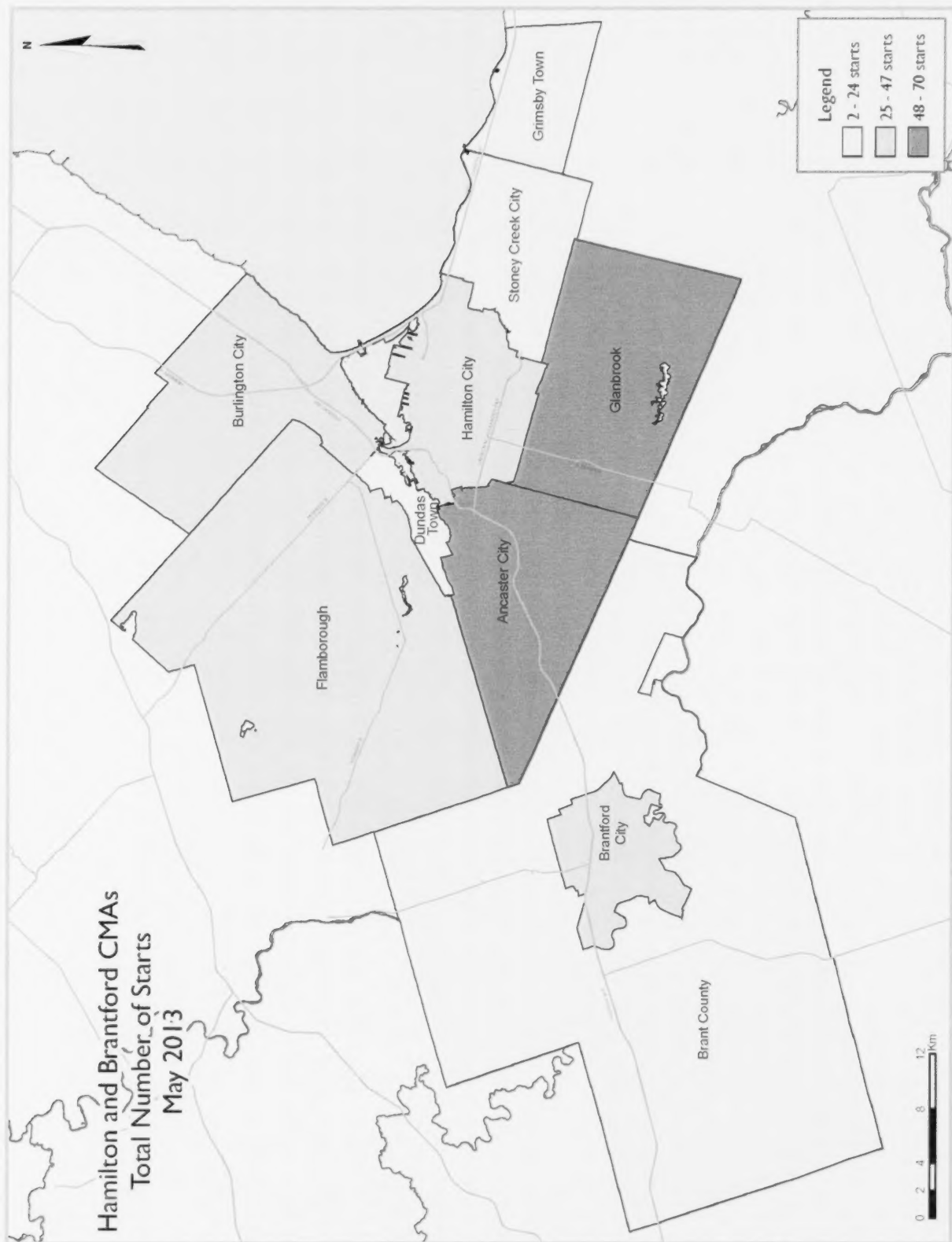
housing starts suggests that the new home market is hovering around a sustainable level which mirrors household formation.

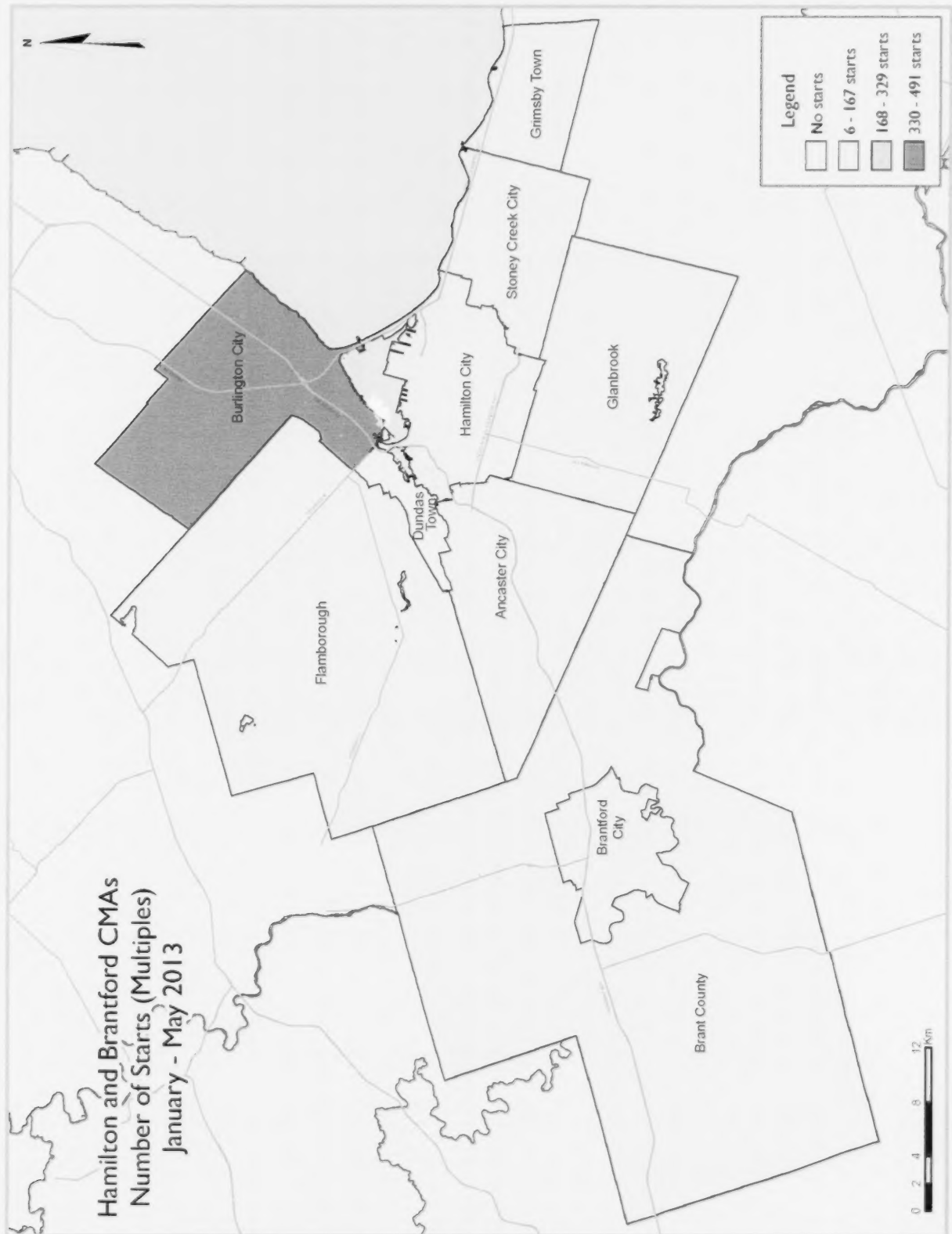
On a sub-market basis, total housing starts in the Cities of Brantford and Brant moved higher in May 2013 as townhouse construction activity increased in both cities. Single-detached housing starts in Brant City remained relatively unchanged while Brantford City recorded a double-

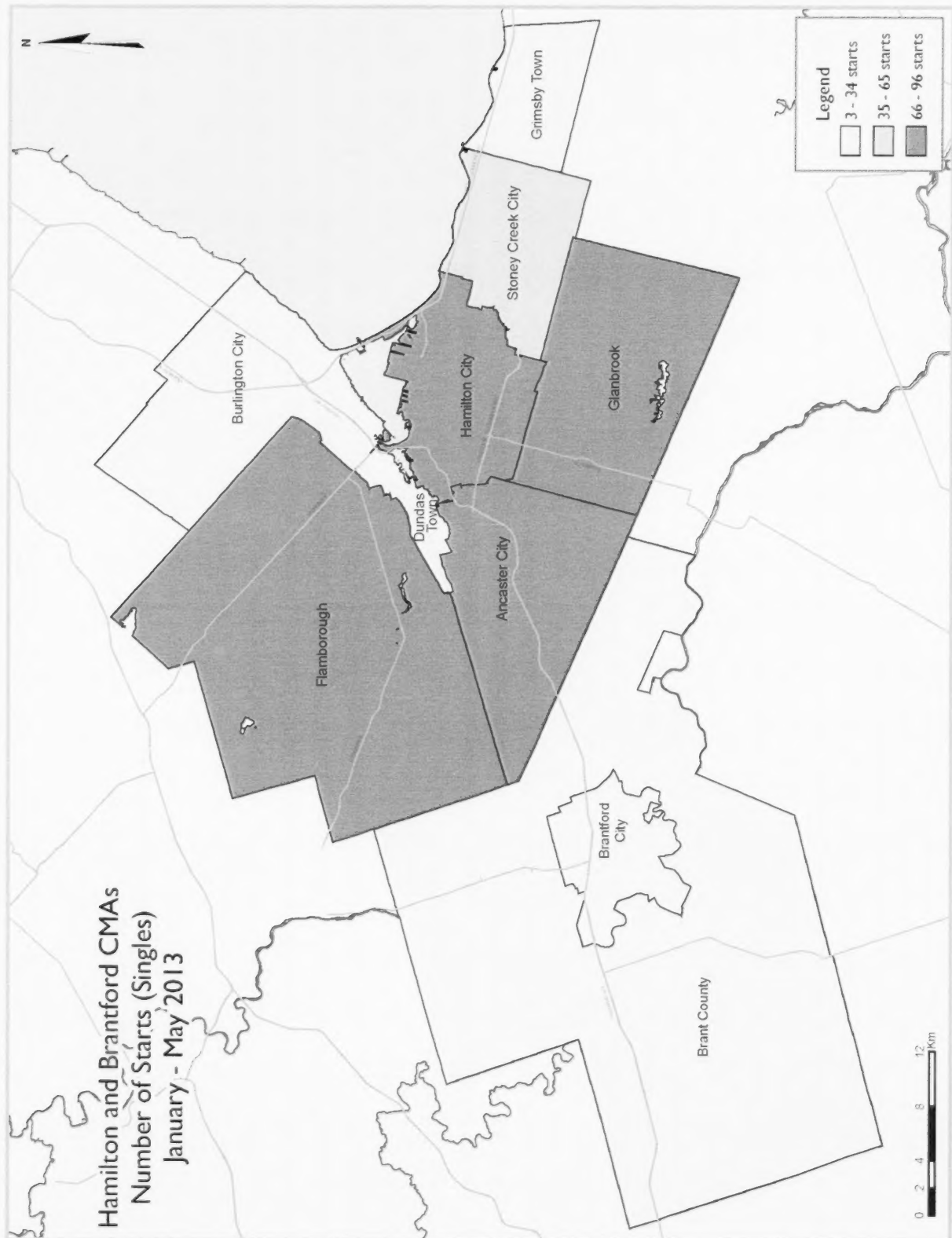
digit decline from the same month a year ago. Year-to-date, total housing starts across the Brantford CMA have reached 115 units, down from the 135 units registered in the first five months of 2012.

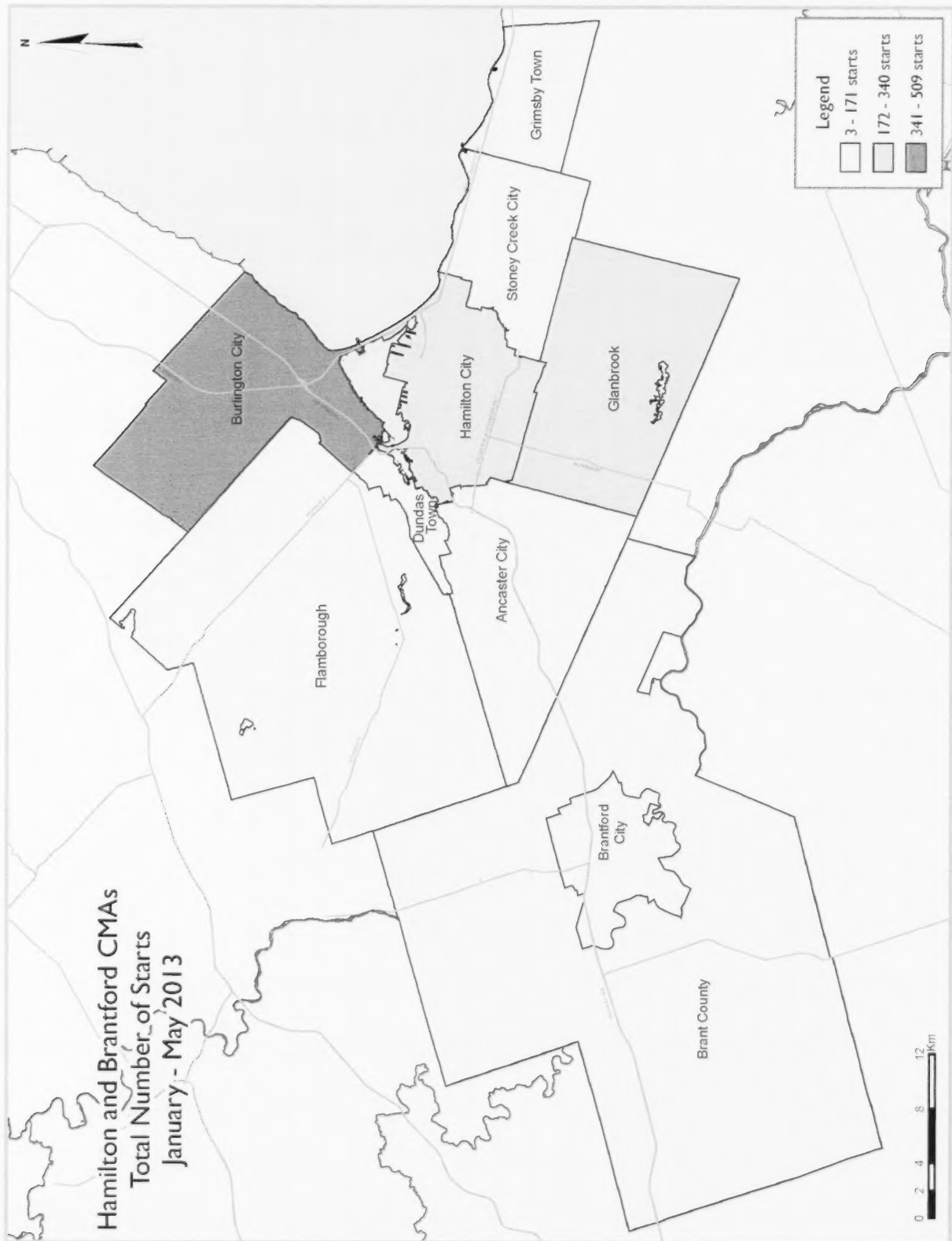












HOUSING NOW REPORT TABLES

Available in **ALL** reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS Residential Activity
- 6 Economic Indicators

Available in **SELECTED** Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- *** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Hamilton CMA
May 2013

	Ownership						Rental		Total ¹ :
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
May 2013	126	0	128	0	23	0	0	0	277
May 2012	157	6	41	0	33	0	42	0	279
% Change	-19.7	-100.0	**	n/a	-30.3	n/a	-100.0	n/a	-0.7
Year-to-date 2013	424	4	232	1	132	331	14	155	1,293
Year-to-date 2012	642	50	321	4	104	338	42	66	1,567
% Change	-34.0	-92.0	-27.7	-75.0	26.9	-2.1	-66.7	134.8	-17.5
UNDER CONSTRUCTION									
May 2013	661	22	433	7	302	807	182	155	2,569
May 2012	963	62	418	8	250	776	42	420	2,939
% Change	-31.4	-64.5	3.6	-12.5	20.8	4.0	**	-63.1	-12.6
COMPLETIONS									
May 2013	110	10	13	2	26	0	0	0	161
May 2012	101	6	38	1	15	0	2	0	163
% Change	8.9	66.7	-65.8	100.0	73.3	n/a	-100.0	n/a	-1.2
Year-to-date 2013	405	30	113	4	131	219	0	0	902
Year-to-date 2012	464	16	311	6	123	0	2	59	981
% Change	-12.7	87.5	-63.7	-33.3	6.5	n/a	-100.0	-100.0	-8.1
COMPLETED & NOT ABSORBED									
May 2013	61	5	4	1	5	8	n/a	n/a	84
May 2012	51	0	13	0	11	0	n/a	n/a	75
% Change	19.6	n/a	-69.2	n/a	-54.5	n/a	n/a	n/a	12.0
ABSORBED									
May 2013	104	8	13	2	28	0	n/a	n/a	155
May 2012	92	6	34	1	15	0	n/a	n/a	148
% Change	13.0	33.3	-61.8	100.0	86.7	n/a	n/a	n/a	4.7
Year-to-date 2013	399	28	119	3	135	211	n/a	n/a	895
Year-to-date 2012	446	14	302	6	115	10	n/a	n/a	893
% Change	-10.5	100.0	-60.6	-50.0	17.4	**	n/a	n/a	0.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Brantford CMA
May 2013

May 2013									
	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
May 2013	18	2	15	0	18	0	0	0	53
May 2012	27	2	0	0	0	0	0	0	29
% Change	-33.3	0.0	n/a	n/a	n/a	n/a	n/a	n/a	82.8
Year-to-date 2013	59	2	36	0	18	0	0	0	115
Year-to-date 2012	95	10	21	0	9	0	0	0	135
% Change	-37.9	-80.0	71.4	n/a	100.0	n/a	n/a	n/a	-14.8
UNDER CONSTRUCTION									
May 2013	103	2	62	0	69	3	14	0	253
May 2012	152	10	24	0	88	0	31	44	349
% Change	-32.2	-80.0	158.3	n/a	-21.6	n/a	-54.8	-100.0	-27.5
COMPLETIONS									
May 2013	36	2	6	0	21	0	0	0	65
May 2012	8	0	0	0	0	0	0	0	8
% Change	**	n/a	n/a	n/a	n/a	n/a	n/a	n/a	**
Year-to-date 2013	114	8	9	0	21	0	0	0	152
Year-to-date 2012	73	0	5	0	13	0	4	17	112
% Change	56.2	n/a	80.0	n/a	61.5	n/a	-100.0	-100.0	35.7
COMPLETED & NOT ABSORBED									
May 2013	22	1	2	0	9	0	n/a	n/a	34
May 2012	24	0	1	0	9	0	n/a	n/a	34
% Change	-8.3	n/a	100.0	n/a	0.0	n/a	n/a	n/a	0.0
ABSORBED									
May 2013	44	4	8	0	21	0	n/a	n/a	77
May 2012	12	0	0	0	0	0	n/a	n/a	12
% Change	**	n/a	n/a	n/a	n/a	n/a	n/a	n/a	**
Year-to-date 2013	120	7	11	0	26	0	n/a	n/a	178
Year-to-date 2012	80	3	18	0	17	0	n/a	n/a	128
% Change	50.0	133.3	-38.9	n/a	52.9	n/a	n/a	n/a	39.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
City of Hamilton									
May 2013	112	0	95	0	15	0	0	0	222
May 2012	145	6	7	0	27	0	42	0	227
Former Hamilton City									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	0	0	0	0	0	0	0	0	0
Stoney Creek City									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	0	0	0	0	0	0	0	0	0
Ancaster City									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	0	0	0	0	0	0	0	0	0
Dundas Town									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	0	0	0	0	0	0	0	0	0
Flamborough									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	0	0	0	0	0	0	0	0	0
Glanbrook									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	0	0	0	0	0	0	0	0	0
City of Burlington									
May 2013	9	0	30	0	8	0	0	0	47
May 2012	6	0	34	0	6	0	0	0	46
Grimsby									
May 2013	5	0	3	0	0	0	0	0	8
May 2012	6	0	0	0	0	0	0	0	6
Hamilton CMA									
May 2013	126	0	128	0	23	0	0	0	277
May 2012	157	6	41	0	33	0	42	0	279
Brant County									
May 2013	12	0	0	0	11	0	0	0	23
May 2012	11	0	0	0	0	0	0	0	11
Brantford City									
May 2013	6	2	15	0	7	0	0	0	30
May 2012	16	2	0	0	0	0	0	0	18
Brantford CMA									
May 2013	18	2	15	0	18	0	0	0	53
May 2012	27	2	0	0	0	0	0	0	29

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
City of Hamilton									
May 2013	561	22	364	6	178	237	182	0	1,550
May 2012	780	62	194	8	224	252	42	270	1,832
Former Hamilton City									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	0	0	0	0	0	0	0	0	0
Stoney Creek City									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	0	0	0	0	0	0	0	0	0
Ancaster City									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	0	0	0	0	0	0	0	0	0
Dundas Town									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	0	0	0	0	0	0	0	0	0
Flamborough									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	0	0	0	0	0	0	0	0	0
Glanbrook									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	0	0	0	0	0	0	0	0	0
City of Burlington									
May 2013	82	0	63	0	116	570	0	155	986
May 2012	161	0	117	0	14	524	0	150	966
Grimsby									
May 2013	18	0	6	1	8	0	0	0	33
May 2012	22	0	107	0	12	0	0	0	141
Hamilton CMA									
May 2013	661	22	433	7	302	807	182	155	2,569
May 2012	963	62	418	8	250	776	42	420	2,939
Brant County									
May 2013	47	0	0	0	23	3	0	0	73
May 2012	76	2	0	0	26	0	0	0	104
Brantford City									
May 2013	56	2	62	0	46	0	14	0	180
May 2012	76	8	24	0	62	0	31	44	245
Brantford CMA									
May 2013	103	2	62	0	69	3	14	0	253
May 2012	152	10	24	0	88	0	31	44	349

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2013

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
City of Hamilton									
May 2013	95	8	13	1	26	0	0	0	143
May 2012	73	6	33	0	11	0	2	0	125
Former Hamilton City									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	0	0	0	0	0	0	0	0	0
Stoney Creek City									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	0	0	0	0	0	0	0	0	0
Ancaster City									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	0	0	0	0	0	0	0	0	0
Dundas Town									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	0	0	0	0	0	0	0	0	0
Flamborough									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	0	0	0	0	0	0	0	0	0
Glanbrook									
May 2013	0	0	0	0	0	0	0	0	0
May 2012	0	0	0	0	0	0	0	0	0
City of Burlington									
May 2013	12	2	0	0	0	0	0	0	14
May 2012	26	0	0	0	4	0	0	0	30
Grimsby									
May 2013	3	0	0	1	0	0	0	0	4
May 2012	2	0	5	1	0	0	0	0	8
Hamilton CMA									
May 2013	110	10	13	2	26	0	0	0	161
May 2012	101	6	38	1	15	0	2	0	163
Brant County									
May 2013	14	0	0	0	0	0	0	0	14
May 2012	6	0	0	0	0	0	0	0	6
Brantford City									
May 2013	22	2	6	0	21	0	0	0	51
May 2012	2	0	0	0	0	0	0	0	2
Brantford CMA									
May 2013	36	2	6	0	21	0	0	0	65
May 2012	8	0	0	0	0	0	0	0	8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket**May 2013**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
City of Hamilton									
May 2013	38	5	4	0	5	0	n/a	n/a	52
May 2012	30	0	8	0	8	0	n/a	n/a	46
Former Hamilton City									
May 2013	0	0	0	0	0	0	n/a	n/a	0
May 2012	0	0	0	0	0	0	n/a	n/a	0
Stoney Creek City									
May 2013	0	0	0	0	0	0	n/a	n/a	0
May 2012	0	0	0	0	0	0	n/a	n/a	0
Ancaster City									
May 2013	0	0	0	0	0	0	n/a	n/a	0
May 2012	0	0	0	0	0	0	n/a	n/a	0
Dundas Town									
May 2013	0	0	0	0	0	0	n/a	n/a	0
May 2012	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
May 2013	0	0	0	0	0	0	n/a	n/a	0
May 2012	0	0	0	0	0	0	n/a	n/a	0
Glanbrook									
May 2013	0	0	0	0	0	0	n/a	n/a	0
May 2012	0	0	0	0	0	0	n/a	n/a	0
City of Burlington									
May 2013	16	0	0	0	0	8	n/a	n/a	24
May 2012	14	0	0	0	3	0	n/a	n/a	17
Grimsby									
May 2013	7	0	0	1	0	0	n/a	n/a	8
May 2012	7	0	5	0	0	0	n/a	n/a	12
Hamilton CMA									
May 2013	61	5	4	1	5	8	n/a	n/a	84
May 2012	51	0	13	0	11	0	n/a	n/a	75
Brant County									
May 2013	10	0	0	0	0	0	n/a	n/a	10
May 2012	11	0	0	0	2	0	n/a	n/a	13
Brantford City									
May 2013	12	1	2	0	9	0	n/a	n/a	24
May 2012	13	0	1	0	7	0	n/a	n/a	21
Brantford CMA									
May 2013	22	1	2	0	9	0	n/a	n/a	34
May 2012	24	0	1	0	9	0	n/a	n/a	34

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket

May 2013

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
City of Hamilton									
May 2013	97	6	13	1	28	0	n/a	n/a	145
May 2012	74	6	30	0	11	0	n/a	n/a	121
Former Hamilton City									
May 2013	0	0	0	0	0	0	n/a	n/a	0
May 2012	0	0	0	0	0	0	n/a	n/a	0
Stoney Creek City									
May 2013	0	0	0	0	0	0	n/a	n/a	0
May 2012	0	0	0	0	0	0	n/a	n/a	0
Ancaster City									
May 2013	0	0	0	0	0	0	n/a	n/a	0
May 2012	0	0	0	0	0	0	n/a	n/a	0
Dundas Town									
May 2013	0	0	0	0	0	0	n/a	n/a	0
May 2012	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
May 2013	0	0	0	0	0	0	n/a	n/a	0
May 2012	0	0	0	0	0	0	n/a	n/a	0
Glanbrook									
May 2013	0	0	0	0	0	0	n/a	n/a	0
May 2012	0	0	0	0	0	0	n/a	n/a	0
City of Burlington									
May 2013	5	2	0	0	0	0	n/a	n/a	7
May 2012	15	0	0	0	4	0	n/a	n/a	19
Grimsby									
May 2013	2	0	0	1	0	0	n/a	n/a	3
May 2012	3	0	4	1	0	0	n/a	n/a	8
Hamilton CMA									
May 2013	104	8	13	2	28	0	n/a	n/a	155
May 2012	92	6	34	1	15	0	n/a	n/a	148
Brant County									
May 2013	17	2	0	0	0	0	n/a	n/a	19
May 2012	6	0	0	0	0	0	n/a	n/a	6
Brantford City									
May 2013	27	2	8	0	21	0	n/a	n/a	58
May 2012	6	0	0	0	0	0	n/a	n/a	6
Brantford CMA									
May 2013	44	4	8	0	21	0	n/a	n/a	77
May 2012	12	0	0	0	0	0	n/a	n/a	12

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Hamilton CMA
2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2012	1,384	92	618	5	346	380	78	66	2,969
% Change	2.1	**	33.2	-64.3	64.0	47.3	n/a	-49.6	20.6
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Brantford CMA
2003 - 2012

	Ownership						Rental		Total ⁽¹⁾
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2012	286	12	67	0	33	0	4	0	402
% Change	23.8	200.0	59.5	n/a	-59.3	n/a	-55.6	-100.0	-6.1
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	***	0.0	106.7	n/a	n/a	***	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	***	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2
2003	375	6	11	13	53	0	0	0	458

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	% Change
Hamilton CMA	126	157	0	6	151	116	0	0	277	279	-0.7
City of Hamilton	112	145	0	6	110	76	0	0	222	227	-2.2
Former Hamilton City	27	30	0	0	13	42	0	0	40	72	-44.4
Stoney Creek City	3	27	0	0	13	20	0	0	16	47	-66.0
Ancaster City	29	14	0	0	32	6	0	0	61	20	205.0
Dundas Town	2	1	0	0	0	0	0	0	2	1	100.0
Flamborough	20	54	0	0	13	0	0	0	33	54	-38.9
Glanbrook	31	19	0	6	39	8	0	0	70	33	112.1
City of Burlington	9	6	0	0	38	40	0	0	47	46	2.2
Grimsby	5	6	0	0	3	0	0	0	8	6	33.3
Brantford CMA	18	27	2	2	33	0	0	0	53	29	82.8
Brant County	12	n/a	0	n/a	11	n/a	0	n/a	23	n/a	n/a
Brantford City	6	16	2	2	22	0	0	0	30	18	66.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Hamilton CMA	425	646	4	50	378	467	486	404	1,293	1,567	-17.5
City of Hamilton	391	579	4	50	268	325	99	66	762	1020	-25.3
Former Hamilton City	79	101	2	4	13	64	99	66	193	235	-17.9
Stoney Creek City	35	59	2	0	61	113	0	0	98	172	-43.0
Ancaster City	94	103	0	0	32	46	0	0	126	149	-15.4
Dundas Town	3	1	0	0	0	0	0	0	3	1	200.0
Flamborough	84	199	0	32	67	38	0	0	151	269	-43.9
Glanbrook	96	116	0	14	95	64	0	0	191	194	-1.5
City of Burlington	18	53	0	0	104	80	387	338	509	471	8.1
Grimsby	16	14	0	0	6	62	0	0	22	76	-71.1
Brantford CMA	59	95	2	10	54	30	0	0	115	135	-14.8
Brant County	26	n/a	0	n/a	11	n/a	0	n/a	37	n/a	n/a
Brantford City	33	58	2	8	43	25	0	0	78	91	-14.3

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2013**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Hamilton CMA	151	74	0	42	0	0	0	0
City of Hamilton	110	34	0	42	0	0	0	0
Former Hamilton City	13	0	0	42	0	0	0	0
Stoney Creek City	13	20	0	0	0	0	0	0
Ancaster City	32	6	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	13	0	0	0	0	0	0	0
Glanbrook	39	8	0	0	0	0	0	0
City of Burlington	38	40	0	0	0	0	0	0
Grimsby	3	0	0	0	0	0	0	0
Brantford CMA	33	0	0	0	0	0	0	0
Brant County	11	n/a	0	n/a	0	n/a	0	n/a
Brantford City	22	0	0	0	0	0	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2013**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Hamilton CMA	364	425	14	42	331	338	155	66
City of Hamilton	254	283	14	42	99	0	0	66
Former Hamilton City	13	22	0	42	99	0	0	66
Stoney Creek City	47	113	14	0	0	0	0	0
Ancaster City	32	46	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	67	38	0	0	0	0	0	0
Glanbrook	95	64	0	0	0	0	0	0
City of Burlington	104	80	0	0	232	338	155	0
Grimsby	6	62	0	0	0	0	0	0
Brantford CMA	54	30	0	0	0	0	0	0
Brant County	11	n/a	0	n/a	0	n/a	0	n/a
Brantford City	43	25	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
May 2013

Submarket	Freehold		Condominium		Rental		Total*	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Hamilton CMA	254	204	23	33	0	42	277	279
City of Hamilton	207	158	15	27	0	42	222	227
Former Hamilton City	40	30	0	0	0	42	40	72
Stoney Creek City	16	34	0	13	0	0	16	47
Ancaster City	61	14	0	6	0	0	61	20
Dundas Town	2	1	0	0	0	0	2	1
Flamborough	27	54	6	0	0	0	33	54
Glanbrook	61	25	9	8	0	0	70	33
City of Burlington	39	40	8	6	0	0	47	46
Grimsby	8	6	0	0	0	0	8	6
Brantford CMA	35	29	18	0	0	0	53	29
Brant County	12	n/a	11	n/a	0	n/a	23	n/a
Brantford City	23	18	7	0	0	0	30	18

Table 2.5: Starts by Submarket and by Intended Market
January - May 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Hamilton CMA	660	1,013	464	446	169	108	1,293	1,567
City of Hamilton	583	810	165	102	14	108	762	1,020
Former Hamilton City	94	127	99	0	0	108	193	235
Stoney Creek City	70	159	14	13	14	0	98	172
Ancaster City	126	99	0	50	0	0	126	149
Dundas Town	3	1	0	0	0	0	3	1
Flamborough	132	269	19	0	0	0	151	269
Glanbrook	158	155	33	39	0	0	191	194
City of Burlington	56	127	298	344	155	0	509	471
Grimsby	21	76	1	0	0	0	22	76
Brantford CMA	97	126	18	9	0	0	115	135
Brant County	26	n/a	11	n/a	0	n/a	37	n/a
Brantford City	71	87	7	4	0	0	78	91

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	% Change
Hamilton CMA	112	102	10	8	39	53	0	0	161	163	-1.2
City of Hamilton	96	73	8	8	39	44	0	0	143	125	14.4
Former Hamilton City	22	11	0	2	13	5	0	0	35	18	94.4
Stoney Creek City	5	10	6	0	0	16	0	0	11	26	-57.7
Ancaster City	28	30	0	0	14	5	0	0	42	35	20.0
Dundas Town	1	0	0	0	0	0	0	0	1	0	n/a
Flamborough	21	6	2	4	0	7	0	0	23	17	35.3
Glanbrook	19	16	0	2	12	11	0	0	31	29	6.9
City of Burlington	12	26	2	0	0	4	0	0	14	30	-53.3
Grimsby	4	3	0	0	0	5	0	0	4	8	-50.0
Brantford CMA	36	8	2	0	27	0	0	0	65	8	**
Brant County	14	n/a	0	n/a	0	n/a	0	n/a	14	n/a	n/a
Brantford City	22	2	2	0	27	0	0	0	51	2	**

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Hamilton CMA	409	470	32	18	242	434	219	59	902	981	-8.1
City of Hamilton	350	300	30	18	224	315	33	59	637	692	-7.9
Former Hamilton City	91	53	0	6	41	86	33	59	165	204	-19.1
Stoney Creek City	36	52	14	0	111	70	0	0	161	122	32.0
Ancaster City	65	75	0	0	39	45	0	0	104	120	-13.3
Dundas Town	5	6	0	0	0	0	0	0	5	6	-16.7
Flamborough	54	20	4	8	0	32	0	0	58	60	-3.3
Glanbrook	99	94	12	4	33	82	0	0	144	180	-20.0
City of Burlington	40	150	2	0	10	23	186	0	238	173	37.6
Grimsby	19	20	0	0	8	96	0	0	27	116	-76.7
Brantford CMA	114	73	8	0	30	22	0	17	152	112	35.7
Brant County	34	n/a	2	n/a	0	n/a	0	n/a	36	n/a	n/a
Brantford City	80	31	6	0	30	22	0	17	116	70	65.7

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2013**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Hamilton CMA	39	53	0	0	0	0	0	0
City of Hamilton	39	44	0	0	0	0	0	0
Former Hamilton City	13	5	0	0	0	0	0	0
Stoney Creek City	0	16	0	0	0	0	0	0
Ancaster City	14	5	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	7	0	0	0	0	0	0
Glanbrook	12	11	0	0	0	0	0	0
City of Burlington	0	4	0	0	0	0	0	0
Grimsby	0	5	0	0	0	0	0	0
Brantford CMA	27	0	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	27	0	0	0	0	0	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2013**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Hamilton CMA	242	434	0	0	219	0	0	59
City of Hamilton	224	315	0	0	33	0	0	59
Former Hamilton City	41	86	0	0	33	0	0	59
Stoney Creek City	111	70	0	0	0	0	0	0
Ancaster City	39	45	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	32	0	0	0	0	0	0
Glanbrook	33	82	0	0	0	0	0	0
City of Burlington	10	23	0	0	186	23	0	0
Grimsby	8	96	0	0	0	0	0	0
Brantford CMA	30	18	0	4	0	0	0	17
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	30	18	0	4	0	0	0	17

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
May 2013**

Submarket	Freehold		Condominium		Rental		Total*	
	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012	May 2013	May 2012
Hamilton CMA	133	145	28	16	0	2	161	163
City of Hamilton	116	112	27	11	0	2	143	125
Former Hamilton City	35	16	0	0	0	2	35	18
Stoney Creek City	11	26	0	0	0	0	11	26
Ancaster City	27	30	15	5	0	0	42	35
Dundas Town	1	0	0	0	0	0	1	0
Flamborough	23	17	0	0	0	0	23	17
Glanbrook	19	23	12	6	0	0	31	29
City of Burlington	14	26	0	4	0	0	14	30
Grimsby	3	7	1	1	0	0	4	8
Brantford CMA	44	8	21	0	0	0	65	8
Brant County	14	n/a	0	n/a	0	n/a	14	n/a
Brantford City	30	2	21	0	0	0	51	2

**Table 3.5: Completions by Submarket and by Intended Market
January - May 2013**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Hamilton CMA	548	791	354	129	0	61	902	981
City of Hamilton	472	528	165	103	0	61	637	692
Former Hamilton City	125	119	40	24	0	61	165	204
Stoney Creek City	103	122	58	0	0	0	161	122
Ancaster City	64	96	40	24	0	0	104	120
Dundas Town	5	6	0	0	0	0	5	6
Flamborough	58	60	0	0	0	0	58	60
Glanbrook	117	125	27	55	0	0	144	180
City of Burlington	52	150	186	23	0	0	238	173
Grimsby	24	113	3	3	0	0	27	116
Brantford CMA	131	78	21	13	0	21	152	112
Brant County	36	n/a	0	n/a	0	n/a	36	n/a
Brantford City	95	36	21	13	0	21	116	70

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
May 2013

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
May 2013	10	10.3	11	11.3	21	21.6	14	14.4	41	42.3	97	459,900	502,920
May 2012	9	12.2	10	13.5	23	31.1	9	12.2	23	31.1	74	449,900	495,205
Year-to-date 2013	45	13.4	67	19.9	65	19.3	46	13.7	113	33.6	336	442,200	482,824
Year-to-date 2012	54	18.5	66	22.6	70	24.0	32	11.0	70	24.0	292	416,700	462,652
Former Hamilton City													
May 2013	1	4.3	6	26.1	10	43.5	2	8.7	4	17.4	23	417,177	438,990
May 2012	0	0.0	2	22.2	4	44.4	0	0.0	3	33.3	9	--	--
Year-to-date 2013	8	8.8	28	30.8	35	38.5	9	9.9	11	12.1	91	409,979	422,413
Year-to-date 2012	8	15.7	11	21.6	19	37.3	5	9.8	8	15.7	51	410,000	433,903
Stoney Creek City													
May 2013	0	0.0	3	33.3	3	33.3	1	11.1	2	22.2	9	--	--
May 2012	1	7.7	3	23.1	3	23.1	1	7.7	5	38.5	13	449,900	513,369
Year-to-date 2013	1	2.6	13	33.3	9	23.1	5	12.8	11	28.2	39	439,900	493,780
Year-to-date 2012	2	4.2	16	33.3	11	22.9	8	16.7	11	22.9	48	432,900	515,756
Ancaster City													
May 2013	0	0.0	0	0.0	8	30.8	5	19.2	13	50.0	26	505,445	548,778
May 2012	0	0.0	0	0.0	15	50.0	4	13.3	11	36.7	30	451,000	525,739
Year-to-date 2013	0	0.0	5	8.2	13	21.3	15	24.6	28	45.9	61	499,000	555,270
Year-to-date 2012	3	3.9	9	11.7	27	35.1	8	10.4	30	39.0	77	449,900	526,686
Dundas Town													
May 2013	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	1	25.0	0	0.0	0	0.0	1	25.0	2	50.0	4	--	--
Year-to-date 2012	0	0.0	2	28.6	2	28.6	1	14.3	2	28.6	7	--	--
Flamborough													
May 2013	0	0.0	0	0.0	0	0.0	3	14.3	18	85.7	21	654,000	622,667
May 2012	0	0.0	2	28.6	0	0.0	3	42.9	2	28.6	7	--	--
Year-to-date 2013	0	0.0	1	2.0	0	0.0	6	11.8	44	86.3	51	625,000	638,372
Year-to-date 2012	0	0.0	3	20.0	1	6.7	4	26.7	7	46.7	15	495,000	528,593
Glanbrook													
May 2013	9	52.9	2	11.8	0	0.0	2	11.8	4	23.5	17	348,900	407,300
May 2012	8	53.3	3	20.0	1	6.7	1	6.7	2	13.3	15	349,990	392,503
Year-to-date 2013	35	38.9	20	22.2	8	8.9	10	11.1	17	18.9	90	378,280	401,773
Year-to-date 2012	41	43.6	25	26.6	10	10.6	6	6.4	12	12.8	94	356,476	387,466
City of Burlington													
May 2013	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
May 2012	0	0.0	0	0.0	1	6.7	4	26.7	10	66.7	15	541,990	580,325
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	2.8	35	97.2	36	640,000	1,139,833
Year-to-date 2012	0	0.0	3	2.2	12	8.7	38	27.5	85	61.6	138	511,490	638,592
Grimsby													
May 2013	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
May 2012	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	4	--	--
Year-to-date 2013	0	0.0	0	0.0	1	5.9	8	47.1	8	47.1	17	497,900	533,606
Year-to-date 2012	0	0.0	0	0.0	8	50.0	5	31.3	3	18.8	16	452,445	497,229

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
May 2013

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
May 2013	10	9.5	11	10.5	21	20.0	15	14.3	48	45.7	105	489,000	542,209
May 2012	9	9.7	10	10.8	26	28.0	15	16.1	33	35.5	93	450,000	506,805
Year-to-date 2013	45	11.6	67	17.2	66	17.0	55	14.1	156	40.1	389	459,900	545,846
Year-to-date 2012	54	12.1	69	15.5	90	20.2	75	16.8	158	35.4	446	452,990	518,331

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
May 2013

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
May 2013	2	11.8	1	5.9	1	5.9	2	11.8	11	64.7	17	625,000	659,354
May 2012	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2013	7	18.9	5	13.5	5	13.5	2	5.4	18	48.6	37	459,900	557,730
Year-to-date 2012	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
May 2013	22	81.5	4	14.8	1	3.7	0	0.0	0	0.0	27	335,000	312,519
May 2012	5	83.3	0	0.0	0	0.0	1	16.7	0	0.0	6	--	--
Year-to-date 2013	55	66.3	14	16.9	5	6.0	8	9.6	1	1.2	83	335,000	339,778
Year-to-date 2012	34	89.5	2	5.3	1	2.6	1	2.6	0	0.0	38	285,000	292,192
Brantford CMA													
May 2013	24	54.5	5	11.4	2	4.5	2	4.5	11	25.0	44	345,000	446,523
May 2012	6	50.0	5	41.7	0	0.0	1	8.3	0	0.0	12	340,000	331,650
Year-to-date 2013	62	51.7	19	15.8	10	8.3	10	8.3	19	15.8	120	345,000	406,980
Year-to-date 2012	48	60.0	13	16.3	4	5.0	2	2.5	13	16.3	80	317,500	381,539

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
May 2013**

Submarket	May 2013	May 2012	% Change	YTD 2013	YTD 2012	% Change
Hamilton CMA	542,209	506,805	7.0	545,846	518,331	5.3
City of Hamilton	502,920	495,205	1.6	482,824	462,652	4.4
Former Hamilton City	438,990	--	n/a	422,413	433,903	-2.6
Stoney Creek City	--	513,369	n/a	493,780	515,756	-4.3
Ancaster City	548,778	525,739	4.4	555,270	526,686	5.4
Dundas Town	--	--	n/a	--	--	n/a
Flamborough	622,667	--	n/a	638,372	528,593	20.8
Glanbrook	407,300	392,503	3.8	401,773	387,466	3.7
City of Burlington	--	580,325	n/a	1,139,833	638,592	78.5
Grimsby	--	--	n/a	533,606	497,229	7.3
Brantford CMA	446,523	331,650	34.6	406,980	381,539	6.7
Brant County	659,354	n/a	n/a	557,730	n/a	n/a
Brantford City	312,519	--	n/a	339,778	292,192	16.3

Source: CMHC (Market Absorption Survey)

**Table 5a: MLS® Residential Activity for Hamilton
May 2013**

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2012	January	773	9.3	1,170	1,350	1,439	81.3	334,106	2.6	341,048
	February	1,085	4.6	1,145	1,588	1,553	73.7	356,980	7.6	353,151
	March	1,313	-2.4	1,153	1,914	1,624	71.0	353,165	8.2	366,448
	April	1,394	-0.9	1,119	1,891	1,523	73.5	377,951	11.3	368,719
	May	1,498	-0.7	1,100	2,088	1,498	73.4	369,292	7.1	355,763
	June	1,295	-14.9	1,079	1,796	1,566	68.9	363,162	6.9	355,633
	July	1,190	-8.7	1,078	1,595	1,573	68.5	345,807	-1.0	348,805
	August	1,070	-11.3	1,082	1,389	1,532	70.6	364,464	13.5	367,032
	September	884	-21.9	1,022	1,690	1,664	61.4	359,406	12.8	366,173
	October	1,054	-1.0	1,030	1,485	1,501	68.6	367,490	11.4	372,114
	November	904	-12.0	1,034	1,059	1,459	70.9	369,201	8.0	371,532
	December	575	-14.7	1,023	562	1,475	69.4	336,382	6.5	356,785
2013	January	719	-7.0	1,035	1,459	1,435	72.1	349,943	4.7	355,760
	February	912	-15.9	1,016	1,390	1,467	69.3	375,381	5.2	371,666
	March	1,121	-14.6	1,060	1,765	1,538	68.9	388,147	9.9	376,636
	April	1,456	4.4	1,082	2,002	1,504	71.9	379,308	0.4	381,068
	May	1,540	2.8	1,122	2,087	1,550	72.4	416,664	12.8	398,893
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	3,171	2.7		4,852			349,824	6.6	
	Q1 2013	2,752	-13.2		4,614			373,935	6.9	
	YTD 2012	6,063	1.0		8,831			361,101	7.8	
	YTD 2013	5,748	-5.2		8,703			386,744	7.1	

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¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

**Table 5b: MLS® Residential Activity for Brantford
May 2013**

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2012	January	105	5.0	143	286	285	50.2	226,440	-2.2	227,969
	February	151	1.3	159	264	270	58.9	226,215	-4.6	233,094
	March	203	31.8	193	320	287	67.2	233,482	-0.2	235,982
	April	189	27.7	162	338	286	56.6	241,234	3.2	242,157
	May	212	2.9	169	372	281	60.1	256,299	2.4	251,396
	June	186	-14.7	158	295	260	60.8	256,947	10.2	247,746
	July	182	-3.7	163	298	268	60.8	252,775	11.4	245,550
	August	187	-3.6	173	266	269	64.3	249,593	8.3	248,745
	September	149	-23.6	166	296	307	54.1	239,566	-5.0	239,373
	October	183	16.6	186	275	271	68.6	256,202	4.0	253,465
	November	153	-6.7	159	243	297	53.5	249,113	4.6	256,195
	December	83	-14.4	153	118	290	52.8	244,262	8.9	261,188
2013	January	118	12.4	161	295	283	56.9	274,505	21.2	273,876
	February	158	4.6	172	246	277	62.1	242,110	7.0	250,768
	March	173	-14.8	174	271	272	64.0	257,618	10.3	258,945
	April	213	12.7	174	383	283	61.5	270,767	12.2	266,764
	May	236	11.3	177	370	288	61.5	263,039	2.6	253,759
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	459	13.9		870			229,481	-2.2	
	Q1 2013	449	-2.2		812			256,599	11.8	
	YTD 2012	860	13.6		1,580			238,673	0.0	
	YTD 2013	898	4.4		1,565			261,651	9.6	

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¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
May 2013

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	104.6	120.6	392.4	6.2	67.3	906
	February	595	3.20	5.24	104.7	121.4	394.3	6.1	67.5	923
	March	595	3.20	5.24	104.9	122.0	391.4	6.2	67.0	929
	April	607	3.20	5.44	105.3	122.4	389.0	6.5	66.8	922
	May	601	3.20	5.34	105.6	122.4	382.3	6.8	65.8	917
	June	595	3.20	5.24	105.8	121.6	377.1	7.3	65.1	913
	July	595	3.10	5.24	105.9	121.4	374.2	7.4	64.7	903
	August	595	3.10	5.24	106.0	121.8	374.2	7.1	64.4	894
	September	595	3.10	5.24	106.0	122.0	378.8	6.7	64.9	891
	October	595	3.10	5.24	106.8	122.2	380.4	6.3	64.8	894
	November	595	3.10	5.24	107.1	121.9	380.9	6.1	64.7	897
	December	595	3.00	5.24	106.9	121.3	382.5	5.9	64.8	906
2013	January	595	3.00	5.24	107.0	121.3	384	5.8	65.0	906
	February	595	3.00	5.24	107.1	122.8	389.0	5.7	65.6	897
	March	590	3.00	5.14	107.3	123.2	387.8	6.1	65.7	889
	April	590	3.00	5.14	108.2	122.9	383.8	6.8	65.4	894
	May	590	3.00	5.14		123.0	381.0	6.9	65.0	912
	June									
	July									
	August									
	September									
	October									
	November									
	December									

P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

NHPI means New Housing Price Index

CPI means Consumer Price Index

SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
May 2013

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	112.3	120.6	65.2	8.0	65.5	814
	February	595	3.20	5.24	112.7	121.4	65.8	8.2	66.2	812
	March	595	3.20	5.24	113.3	122.0	65.6	8.8	66.5	828
	April	607	3.20	5.44	113.6	122.4	66.9	8.5	67.4	830
	May	601	3.20	5.34	114.1	122.4	67.8	8.3	68.1	836
	June	595	3.20	5.24	114.5	121.6	68.2	8.3	68.5	827
	July	595	3.10	5.24	114.6	121.4	68.1	7.7	68.0	825
	August	595	3.10	5.24	114.9	121.8	68.5	8.5	68.9	811
	September	595	3.10	5.24	115.3	122.0	68.7	8.4	69.0	811
	October	595	3.10	5.24	115.6	122.2	67.8	8.7	68.3	819
	November	595	3.10	5.24	115.9	121.9	66.4	8.2	66.5	840
	December	595	3.00	5.24	116.0	121.3	66.2	8.2	66.2	859
2013	January	595	3.00	5.24	116.2	121.3	68	7.8	67.2	861
	February	595	3.00	5.24	116.2	122.8	68.3	7.7	67.9	869
	March	590	3.00	5.14	116.3	123.2	68.7	7.7	68.3	861
	April	590	3.00	5.14	116.5	122.9	68.3	7.6	67.8	849
	May	590	3.00	5.14		123.0	68.6	7.2	67.6	827
	June									
	July									
	August									
	September									
	October									
	November									
	December									

*P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

*NHPI" means New Housing Price Index

*CPI" means Consumer Price Index

*SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A **"dwelling unit"**, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A **"start"**, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units **"under construction"** as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A **"completion"**, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term **"absorbed"** means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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